150.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,700 / 741,700
					USE VALUE:	741,700 / 741,700
					ASSESSED:	741,700 / 741,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUDD FRANCIS J & LOUISE J
Owner 2:	
Owner 3:	
Street 1:	140 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 1730 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4591.000	292,200	3,300	446,200	741,700
Total Card	0.105	292,200	3,300	446,200	741,700
Total Parcel	0.105	292,200	3,300	446,200	741,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.73 /Parcel: 428.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98995

GIS Ref

GIS Ref

Insp Date 03/16/18

!11735!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,200	3300	4,591.	446,200	741,700		Year end	12/23/2021
2021	101	FV	283,300	3300	4,591.	446,200	732,800		Year End Roll	12/10/2020
2020	101	FV	283,400	3300	4,591.	446,200	732,900	732,900	Year End Roll	12/18/2019
2019	101	FV	225,000	3300	4,591.	418,300	646,600	646,600	Year End Roll	1/3/2019
2018	101	FV	222,000	3300	4,591.	345,800	571,100	571,100	Year End Roll	12/20/2017
2017	101	FV	222,000	3300	4,591.	317,900	543,200	543,200	Year End Roll	1/3/2017
2016	101	FV	222,000	3300	4,591.	290,000	515,300	515,300	Year End	1/4/2016
2015	101	FV	216,500	3300	4,591.	284,400	504,200	504,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:01:08

LAST REV

Date	Time
11/17/21	09:53:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11735

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN THOMAS H	22906-349		2/12/1993		129,700	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/1993	2431	Addition	30,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2018	Inspected	PH	Patrick H
2/24/2018	MEAS&NOTICE	HS	Hanne S
3/21/2009	Inspected	197	PATRIOT
12/22/2008	Measured	372	PATRIOT
4/11/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4591		Sq. Ft.	Site		0	80.	1.21	9									446,183						446,200	

Total AC/HA:	0.10539	Total SF/SM:	4591	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	446,183	Spl Credit		Total:	446,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	A-		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25693631
Const Adj.:	0.97709113
Adj $ / SQ:	159.658
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397063
Depreciation:	104825
Depreciated Total:	292239

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

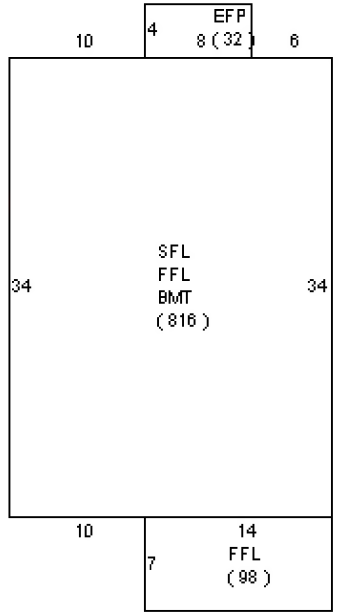
REMODELING

Exterior:	
Interior:	
Additions:	1993
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.66
Special Features:	0	Val/Su Net:	113.34
Final Total:	292200	Val/Su SzAd	168.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	914	159.660	145,928
BMT	Basement	816	47.900	39,084
SFL	Second Floor	816	159.660	130,281
EFP	Enclos Porch	32	70.940	2,270

Net Sketched Area:	2,578			Total:	317,563
Size Ad	1730	Gross Area	2578	FinArea	1730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1925	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc